

CITY OF CARLISLE

Carlisle Environmental Education Center Steering Committee
Friday, March 4, 2005, 9:00 A.M.
Meeting minutes

Members present were Rand Richardson, Lisa Bettis, Bill Schooler, Jr. and Dennis Woodruff. Also present were Nick Morrell, Rick Shafer and Linda Applegate of NRCS, Jim Priebe of Warren County Conservation Board, Doug Adamson of Site+ and City Administrator Neil Ruddy.

Wetlands and Environmental Education Center: Lisa Bettis and Rand Richardson provided an update on the wetlands design and potential work with Nick Morrell of NRCS, Jim Priebe of Warren County Conservation Board and Loren Lown of Polk County Conservation Board. Rand presented some schematic drawings of a basic grading concept. The discussion expanded to the status of the grading plan approved by the Corps of Engineers that People's Bank owns. It was strongly suggested that People's Bank should donate the plan to the CEEC, because there was no other recipient that could use the information, no funds to purchase the information and it would be a good gesture on the part of the Bank to do so. Denny Woodruff will follow up on this donation from the Bank. The future urbanization of the North River watershed was discussed.

Master Plan: Rand Richardson, Doug Adamson and Neil Ruddy talked about the status of the proposal for a Master Plan. This discussion expanded to a question for all of the participants as to their contribution to our whole effort. It was discussed pro and con about the need for such a plan. The CEEC adjourned into an executive council and voted unanimously on the both the need to acquire a Master Plan at an estimated cost of \$15,000 and the use Doug Adamson of Site+ and Jim Patchett of Conservation Design Forum as consultants to provide this plan. Further joint discussion was about the possible funding of such a Master Plan development.

Adjoining Properties: Altug, Warren, Schooler, USA Army Corp of Engineers, Peoples Bank, Bartholomew/Wright, CS Klyn, Harley Wade and Andy Norgard. Peoples Bank either own or have an option on 2 acres and they have the original engineering and wetland delineation documents for the approved grading and mitigation plan. The high flood elevation of 782' is more historically accurate than 783' and affects more property then we had previously identified. Denny Woodruff will provide coordination of Gateway aspects with Andy Norgard and other property owners.

Bob Fleming has made contact with Mike Whalen, and a meeting has been scheduled for Monday March 21st with Mr. Whalen to discuss development possibilities. Both Bob Fleming and Rand Richardson will be available for this meeting.

Project Name: A short general discussion led to a unanimous decision to adopt a new name for our effort. "Scotch Ridge Center" (SRC) will be used to describe the activities of both the current 47 acres and the Fleming property as well as the connecting land owned by property owners Altug and Warren. It is crucial to discuss the project with Altug and Warren. Bill Schooler will re-visit with them about a possible donation of a tract, woods and/or strip of ground to connect the 47 acres to the Fleming property.

Historic Bridges: Rand Richardson has provided several items on this subject via e-mails. Various potential crossings were discussed. The costs of a bridge, either new or historic will most likely be expensive. The USA Army Corp of Engineers will certainly be the major decision maker and approving authority and a bridge might be eligible for DOT Transportation Enhancement Funds.

The following alignments were discussed: 1) alignment along and through the former right of way of 150th Avenue crossing North River at the former roadway bridge site. Discussion was that the Corps might not allow this since they may have purchased that right in order to prohibit this use. It is somewhat remote from both the 47 acres and the Fleming property. 2) Crossing North River directly south to the Warren property. This may have similar Corps restrictions. It may be a natural open area with gentle slopes towards the Fleming property but we have no ownership south of the river as of yet. 3) Crossing North River directly south to the Altug property. This may have similar Corps restrictions. It is a wooded area that seems to be higher in elevation but with steeper slopes towards the Fleming property. In this case we do have ownership south of the river but without Altug it would be the bridge to nowhere. 4) Attach a new pedestrian hike/bike bridge to the existing Highway 5 Bridge over North River. There may not be many or any Corps restrictions; however there may be plenty of IDOT restrictions. It does not effectively serve either of SRC or the hike/bike system as we envision it; however it may be our only way to get across the river. Rand will be receiving an updated list of available "Historic Bridges" in Missouri and although this will be useful information for study we will still need to line up funding and location.

Village Concept: Doug Adamson & Rand Richardson spoke about the various Steiner Development projects and the potential for a part of our site to include a "Village" concept life-style center as well as the entire "Gateway" and the downtown Carlisle "Old Town" adopting this style with similar uses and aesthetic treatments. This would result in "The Village" either as part or all of the "Gateway" and "Old Town", all joining and contributing together towards economic and aesthetic viability.

Temporary Home of the CEEC/SRC: Lisa Bettis has been leading the effort for the 1880 Farm (Harley Wade et al) as the Temporary Home of the CEEC/SRC, Cultural and Heritage Museum-Display-Office-Logistical Center. This makes sense for several reasons: 1) It is high and dry and available, 2) it is on the same side of the river as the 47 acres, 3) it is almost contiguous with USA Army Corp of Engineers property which is contiguous with the 47 acres, 4) it is directly across county line road from our proposed hike/bike trail and connection to the Des Moines/Easter Lake trail system, 5) it could effectively house all of the environmental education, cultural, heritage and history aspects of our SRC, with probably 3 to 6 months worth of clean-up and minor renovation. 6) It is a great logistical and major fundraising event site.

We have also been granted use of the former hog barn on the Fleming property to direct our logistical operations from. This is very necessary as we approach the maintenance issues from the south side of North River. It is a minority belief at the time of this meeting that the Wade site is necessary and useful to our SRC effort.

Regional Plan: Ruth Randleman is leading the area wide approach to many of the regional economic, recreational, and aesthetic aspects of our project. Ruth has attending and will be attending several local meetings to shore up our position. Mayor Randleman will be the likely candidate to travel to Washington DC for a major effort at earmarking our area for Congressional attention and funding.

Non-Profit Status: Bill Schooler is nearing completion on his work for structure and documentation for Non-Profit Status as we mature into a self-operating SRC. A meeting with Mark Ackelson of the Iowa Natural Heritage Foundation (INHF) will take place on Friday March 18, 2005 for interim status for both the Fleming property and the SRC 47 acres. We will be developing a management plan to share with INHF, which could allow them to hold and provide non-profit status for our SRC for either an interim period or perpetuity. The 1880 Farm will also be an INHF project.

At 12:00 noon the meeting adjourned and was reconvened 30 minutes later on-site at the 47 acres. Linda D. Appelgate, Nick Morrell, Rick Shafer, Neil Ruddy, Lisa Bettis and Rand Richardson walked that portion 47 acres north of North River.

Nick Morrell pointed out that a natural drainage coming off the USA Army Corp of Engineers property adjacent to the CEEC/SRC site would need to be accommodated. The natural drainage will provide a source for recharging our mitigated wetlands. It would be easy to incorporate into the site plan for open space and it would only be wet immediately after a storm event, since it is near to the top of the drainage area.

The existing remnant "Ox Bow" was identified as a likely candidate for the immediate accommodation for the Heartland Mitigation Site.

We walked along the ATV trails that have cut through the trees along the north and west banks of North River. The two-bridge crossing sites were looked at and discussed; both sites were very attractive based on separate merits. The crossing attached to the existing Highway 5 was discussed and several negative issues considering noise and proximity to the travel way.

All of the investigation team was thoroughly impressed with the natural attributes of the property. Linda Appelgate, Nick Morrell and Rick Shafer all seemed very well impressed and excited about the CEEC/SRC and the hopes and dreams we have for the property.

1880 Temporary Home of our CEEC/SRC (Harley Wade et al): investigation was made following the previous investigation. An opportune visit with a neighbor resulted in some contacts about the property that have ultimately been productive.

The first thing that you notice is 6-foot diameter giant of a Cottonwood Tree, which acts as a sentinel over the property, protecting the home with its summer shade. The main historic two-story portion of the house appears to be quite solid and sound. The roof, walls and windows on the main historic part of the structure appear to straight true and intact.

The interior is a total trashed situation that will require careful clean up but did not seem to require special structural care to accomplish the task. The layout of the main home and out buildings would be very accommodating to our needs. There is a three stall modern garage, all intact behind the house that could be used immediately.

The view from atop the site and the large open southern slope lends the imagination to great fundraising festival opportunities and was very well received by the entire investigating party. It was expressed to Rand Richardson that the vision he has shared with committee on several occasions was becoming very clear once you stand and experience the 1880 Farm site.

The next special meeting will be March 18, 2005 at 9:00 A.M. and the next regular meeting will be March 28, 2005 at 9:00 A.M.

The meeting adjourned at 1:45 P.M.

CITY OF CARLISLE

Scotch Ridge Center Steering Committee
Friday, March 18, 2005, 9:00 A.M.
Meeting minutes

Members present were Rand Richardson and Bob Fleming. Also present were Mark Ackelson of the Iowa Natural Heritage Foundation, Mayor Ruth Randleman and City Administrator Neil Ruddy.

Rand presented a summary of the Scotch Ridge Center project, including the REAP grant, the public-private development concept with Peoples Bank and the development of the mitigation plan with McClure Engineering, Tre Wilson, the Corps of Engineers and the Iowa DNR. The possible use of the restored wetland as a mitigation bank was discussed.

Mark explained that INHF has existed for 26 years and has been involved in the preservation of approximately 82,000 acres. INHF owns approximately 4,000 acres permanently and 3,000 to 4,000 acres in transition. The Iowa River Greenbelt Resource Trust in Hardin County between Eldora and Iowa Falls and McFarland Park in Ames were suggested as models for the Scotch Ridge project. IRS 1031 land trades can be used effectively. INHF's role as coordinator for the central Iowa Uniform Trail communication media project was discussed.

The 'natural choice' theme, the life-style village development concept, low impact/conservation design, programming and collections and Growing Green Communities were discussed. It was noted that Carlisle is the only community in the metro area that is both a participant in Growing Green Communities and a location for a Hubbell conservation community. Mark suggested working with Joe McGovern of the Iowa DNR and emphasized the need for a holistic planning process that would include an action plan for the Scotch Ridge Center as well as a 'green' or 'complete' street plan for the rest of the community. INHF would be interested in being the coordinator or facilitator for the project.

The next meeting will be March 28, 2005 at 9:00 A.M.

The meeting adjourned at 10:45 A.M.

CITY OF CARLISLE

Scotch Ridge Center Steering Committee
Monday, March 28, 2005, 9:00 A.M.
Meeting minutes

Members present were Rand Richardson, Lisa Bettis, Bill Schooler, Jr., Bob Fleming, Rex Fowler and Dennis Woodruff. Also present were Mayor Ruth Randleman, Doug Adamson of Site+, Mark Ackelson of the Iowa Natural Heritage Foundation and City Administrator Neil Ruddy.

The concept of using the restored wetland area as a wetland bank was discussed. It is felt that the value of a wetland bank would be at least \$10,000 per acre. The difference between impacting a wetland (having a detrimental effect on a wetland) and mitigating a wetland (replacing an impacted wetland with a substitute wetland) was discussed. The biggest obligation for the owner of a wetland that is used for mitigation is not the establishment but the ongoing monitoring and maintenance.

The March 21, 2005 meeting with Mike Whelan of Heart of America was discussed. He indicated that commercial development follows rooftops and sewers and also that investment in amenities such as the aquatic center and the trail system is essential for economic development. He indicated that the current trend in economic development is for communities to differentiate themselves from the standard suburban "drive through" development model and that Carlisle is in a good position to model itself as a "families community" with cool schools, complete streets and green infrastructure. A complete street is fully landscaped and provides for all transportation modes, similar to the plan for 1st Street between Highway 5 and downtown.

The need to integrate the development of the wetland property with the development of the adjacent Wright/Bartholomew property was discussed. The new WRA trunk sewer will cross Highway 5 in the vicinity of 140th Avenue and might be a source of sewer service.

Mark Ackelson explained the potential role of the Iowa Natural Heritage Foundation in the project. The INHF could connect the SRC project to other related projects, could help to balance the private landowner interests with the public and non-profit interests, could assist with the planning and management of the restoration and could serve as a pass-through agency for financing the master plan and other portions of the project. The Kansas City area trails system and the Iowa River Green Belt between Eldora and Iowa Falls were discussed. The Iowa River project is privately supported by approximately 7,000 members. The INHF would provide credibility, flexibility and coordination to the project. The need to develop a short-term and long-term work plan and to quantify the need and demand for the project were discussed. Motion by Fleming, second by Woodruff to establish a relationship with the Iowa Natural Heritage Foundation to assist with the Scotch Ridge Center project. Motion carried unanimously.

It was pointed out that Carlisle is the only metro community to have both a Hubbell conservation community and to be a member of Growing Green Communities. The need to have an Earth Day event on April 22nd or 23rd was discussed. The need for signage and clean-up at the site were discussed. Mark Ackelson will assist with obtaining mitigation bank information and Bob Fleming will discuss the integration of the new middle school into the project with Tom Lane. The Peoples Bank development on the adjacent property and their request for vehicle counts was discussed. It was explained that if vehicle counts are available they would be through the Iowa DOT. The group voted unanimously to request the City to approve a clean-up of the site and to declare the items on the site, except for the structures, as surplus property and to authorize their disposal by sale or removal. A detailed inventory will be provided.

The next meeting will be April 11, 2005 at 9:00 A.M. The meeting adjourned at 11:30 A.M.

City of Carlisle

From: Lisa Bettis [pinetreepartners@mchsi.com]
Sent: Tuesday, March 29, 2005 5:08 PM
To: Dennis Woodruff; Bill Schooler; 'Bob Fleming'; Randleman, Ruth (Randleman, Ruth); Ruddy, Neil (Ruddy, Neil); Lisa Bettis; Rex Fowler; Shawn Brandow
Subject: Inventory of the Farmstead March 29, 2005

Scotch Ridge Center - (aka Carlisle Environmental Education Center), 47-acre site

Inventory of the Farmstead March 29, 2005 By Rand Richardson and Dan Richardson

The main building is a 30' X 42' Pole Barn (**Main Barn**) with wood siding and corrugated metal roof.
It is structurally sound.

Six corrugated metal (CM) roof panels have come loose and need replacement.
 These panels all appear to be on-site and capable of being reused.

The Horizontally sliding barn door on the west side of the barn needs to be repaired.
 Two minor ceiling joist support members have failed.
 This failure will not need mending only removal resulting in an open ceiling to the roof joist above.

There is approximately one medium duty dump truck load of old furniture and rubbish that needs to be removed from the interior. Several Car batteries are the most toxic trash to be removed.

There are approximately 150 to 200 small bales of hay that need to be removed from the Main Barn

The North side of the Main Barn has an 8'X42' surface that faces highway 5 traffic that could easily be prepared and painted as an on-site sign explaining the "Scotch Ridge Center" hopes and aspirations.

To the south of the Main Pole Barn is a newer 20' X 24' Pole Barn (**Small Barn**) with corrugated metal siding and a corrugated metal roof.
It is structurally sound. It is considerably newer than the Main Barn.

There is very little rubbish in this building however there is a considerable amount of desiccated manure that needs to be removed, perhaps 10 to 20 cubic yards.

Two corrugated metal (CM) roof panels have come loose and six corrugated metal siding panels need replacement.
 These panels all appear to be on-site and capable of being reused.

To the south of the Small Barn is a newer 12' X 20' Pole "**Lean Too**" with corrugated metal siding and a corrugated metal roof. **It is structurally sound** and needs no repair.

To the west of the Small Barn is a newer 12' X 16' **Pole Shed** with corrugated metal siding and a corrugated metal roof. **It is structurally sound** and needs no repair.

There are remains of a corrugated metal-sided building, which can be used for repairs on other buildings.

Two 12'X18' corrugated metal **Grain Bins**

All of these buildings should be useful during the early development of the Scotch Ridge Center.

Inventory of Large Vehicles and Equipment

John Deere Tractor with two row Combine apparatus

Horse Trailer

IH McCormick Hay Bailer

John Deere Combine apparatus

1970's Red and White Pick Up Truck, last licensed in 1996 Warren Co. IA 481CWY

3/30/2005

1990's Black Honda Accord, last licensed in 2001 Warren Co. IA 960CXP
1980's Gray Pontiac Grand Am, last licensed in 1999 Warren Co. IA 239GHW
Heavy Metal Stock Cage for the rear of a Pick Up Truck
Smaller two row Combine apparatus
Small John Deere engine compartment cover
8' Allis Chalmers Disc
8' Blue Planter
Ag Chemical Sprayer on a Hay Wagon
Large 'Scopion' Pick Up Camper Top (fair to poor condition)
Large 'Tortoise' Pick Up Camper Top (BAD condition)
Small 'Tour Home' Pick Up Camper Top (BAD condition)
Two Snowmobiles
Wards Riding Lawn Mower
Refrigerator
6'X6' Cattle Grain Feeder
Old Generator 2'X2'
12'X12' heavy metal Hog Pen
'A' Frame Hog shelter
Two worn out Tractor Tires and several small vehicle tires
3'X8' Hot Water Boiler
Large Portion of a Gas Grill

Inventory of Various Farm Equipment (which may be useful?)

10' Disc
Small Harrow
Two 8' diameter Hay Ring feeders
6' corrugated metal Stock Tank
Small stock pen
Rabbit Hutch
2'X2'X3' Chicken Coop
Chicken Water dispenser

Empty Hay Wagon (may be in good condition and useful for our purposes?)
6' Picnic Table in reasonable condition and useful for our purpose.

There is a large rubbish pile just east of the Main Barn maybe two medium duty dump truck loads.
But 'all in all' **there isn't that much trash and rubbish** on the site, but lots of weeds.

Please use this information for finding a new home for the **Inventory of Large Vehicles and Equipment** as well as the three medium duty dump truck loads of rubbish and trash.

We should try and get all of this removed before "EARTH DAY" Friday April 22nd, 2005

We also sighted a very large 'Leopard Frog', several 'Red Finches' and many Rabbits, which made our sojourn more enjoyable

Thank you, Rand

Wetlands Property Inventory of Removable Items

Debris – individual pieces and piles, including boards, sheet metal, plastic, bicycles, tires, iron, picnic table, barrells, woven wire rolls, concret blocks, etc.

Old gas engine

Metal culverts

Implements

John Deere combine with two row corn head, second corn head, bean head (10')

McCormick square baler #46- **appears to be operable**

Hayracks – 2

Crop sprayer

Cultivator – 4 row, 3 point

Disk – AC, 12"

Disk – JD, 10'

Metal shroud from JD combine (/)

Manure spreader – antique, **save wheels**

Rotary mower – **decent condition**

Riding mower – no front wheels, or deck

Horse trailer – **Lic III 80-865** , 17'

Metal gates

Livestock tank

Bale rings -2

Feed Creep - 1

Fence panels

Livestock pickup rack

Metal frame feed lot and bunk

Mild can

Snow mobiles - 2

Buildings

2- metal corn bins, 12'x13'

1- barn

2- metal sheds, approximately, 13'x15'

A frame – 6'

Bales – approximately 40, grass

Old reffridgerator

Dog Pen – 6'x12'

Steel posts

Snow blade for pickup

Rabbit hutch

Vehicles

Pickup – Chev., **Lic Ia 491 CWY**

Honda – **Lic Ia 960 CXP**

Grand Am – **Lic Ia 239-GHN**

Pickup toppers - 3

Not
Call me
989-0543

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